



# Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

<b>Meeting Date:</b>	June 18, 2025		<b>File No.</b>	<b>Item Type:</b> <i>(Enter X in box)</i>	<b>Resolution</b>		<b>Other</b>	
			25-216		<b>X</b>			
<b>Fiscal Impact:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b> <i>(Enter X in box)</i>		<b>1<sup>st</sup> Reading</b>		<b>2<sup>nd</sup> Reading</b>	
	<b>X</b>		<b>Public Hearing:</b> <i>(Enter X in box)</i>		<b>N/A</b>		<b>N/A</b>	
					<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>
					<b>X</b>			
<b>Funding Source:</b>	<b>5910-531010</b>		<b>Advertising Requirement:</b> <i>(Enter X in box)</i>		<b>Yes</b>		<b>No</b>	
							<b>X</b>	
<b>Account Balance:</b>	<b>\$361,827</b>		<b>RFP/RFQ/Bid Number:</b>		<b>N/A</b>			
<b>Contract/P.O. Required:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Project Number:</b>		<b>N/A</b>			
	<b>X</b>							
<b>Redevelopment Goals:</b> <i>(Enter X in box)</i> <p><b>Compact &amp; Urban Development Projects</b></p> <p>Goal 1 – Catalytic projects that support the growth of local economy <input type="checkbox"/></p> <p>Goal 2 – Transit supportive Development <input type="checkbox"/></p> <p>Goal 3 – Neighborhood-level enhancements <input checked="" type="checkbox"/></p> <p><b>Improve Connectivity within community</b></p> <p>Goal 1 – Development of complete streets <input type="checkbox"/></p> <p>Goal 2 – Facilitate &amp; Identify safe access to multiple modes of transportation <input type="checkbox"/></p> <p>Goal 3- Provide Strategic parking solutions <input type="checkbox"/></p> <p><b>Create CRA Resiliency</b></p> <p>Goal 1- Utilize innovative means to create sense of place to attract residents &amp; visitors <input checked="" type="checkbox"/></p> <p>Goal 2- Use diverse architectural styles &amp; messaging to create iconic buildings &amp; destinations <input type="checkbox"/></p> <p>Goal 3- Prepare for sustainable future through smart technology, social &amp; economic development Programs and environmental measures <input type="checkbox"/></p>								
<b>Sponsor Name:</b>	Dr. Jeremy Earle, Executive Director		<b>Department:</b>		HBCRA			

<b>SHORT TITLE:</b>
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**A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A NEW AGREEMENT AND FINDING UNIQUE CIRCUMSTANCES WITH ARTAIC GROUP LLC TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES IN AN AMOUNT NOT TO EXCEED \$100,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

<b>STAFF SUMMARY:</b>
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**Background:**

The Hallandale Beach Community Redevelopment Agency (HBCRA) has prioritized establishing affordable housing units in line with the 2020 Redevelopment Plan Modification. Since the approval of this plan modification, the agency has taken on the responsibility of providing affordable housing options for the City of Hallandale Beach. In addition to offering residential programs, the agency has actively pursued the purchase of property and collaborated with contractors to construct a minimum of 50 housing units. Despite releasing several Requests for Proposals (RFPs) between 2021 and 2023, the agency has faced limited success. Some RFPs that were initially awarded had to be rescinded. Currently, the HBCRA's affordable housing projects include both new construction and the rehabilitation of dilapidated properties throughout the redevelopment area

On May 4, 2023, the HBCRA released a Request For Proposals (RFP) seeking proposals from qualified firms to provide site preparation and installation of modular residential housing on various HBCRA-owned properties.

HBCRA Property Address
538 NW 6th Avenue
617 NW 4th Avenue
610 NW 6th Avenue

The responsive firms were also to provide preparation costs, including architectural/engineering fees, on-site surveys, permitting, impact fees, soil treatment, foundation, plumbing, electrical, mechanical, carpentry, fencing, and landscaping. On August 23, 2023, the HBCRA board approved Resolution No. 2023-016 authorizing the Executive Director to execute a redevelopment agreement in an amount not to exceed \$2,000,000 per fiscal year.

On October 18, 2023, the HBCRA board of Directors approved Resolution No. 2023-028 authorizing the Executive Director to execute an agreement for the purchase and installation of modular units for vacant properties in the community redevelopment area for a not-to-exceed amount of \$5,000,000. During this project zoning review, it was determined that the development site at 128 – 132 SE 2nd Street would be eligible for additional units under the new zoning ordinance and would allow the HBCRA to increase the number of affordable rental units from 14 to 21. On December 18, 2024, the HBCRA Board passed Resolution No. 2024-037 authorizing the Executive Director to execute the first amendment to the redevelopment agreement increasing the expenditure limitation from \$5,000,000 to \$6,410,241 to accommodate the unit increase, owner's contingency, and other required building systems.

The HBCRA has also invested in critical rehabilitation projects. On September 19, 2024, the HBCRA released BID # FY 2023-2024-CRA04 seeking qualified contractors to complete renovations at an HBCRA-owned property at 1016-1018 SW 8<sup>th</sup> Street. On November 20, 2024, the HBCRA board approved Resolution 2024-036 to Juliana Enterprises Inc., authorizing the Executive Director to execute the contractor's agreement for a not-to-exceed amount of \$566,103.

In addition to the affordable housing projects awarded through the bidding process, the HBCRA has engaged design consultant 2 Plus Architects selected from the pre-approved list of professional services, under the Consultant Competitive Negotiation Act (CCNA) for Continuing Professional Architectural and Engineering Services. On October 30, 2024 the HBCRA board passed resolution 2024-035 authorizing the Executive Director to execute an agreement in an amount not to exceed \$245,735 for design services for the properties owned by the HBCRA locate at 627-631 SW 6<sup>th</sup> Street and 632 SW 6<sup>th</sup> Ter.

Since the board approved the affordable housing projects mentioned earlier, the HBCRA staff has advanced these projects from the design phase through permitting and into construction. It is important to note that the HBCRA has never managed such a large volume of construction projects of this size and scope since its inception. Throughout the various stages of these projects, the HBCRA management staff has experienced a continuous vacancy for an experienced internal construction project manager. On May 20, 2024, the HBCRA filled this position, but shortly after (December 2, 2024), the new construction manager came on board; the position became vacant again.

After the construction manager position became vacant again, the HBCRA contracted Artaic Group, a construction management firm, to serve as the agency's owner's representative for ongoing construction projects. With over 20 years of extensive experience in managing construction projects for both municipalities and private entities throughout South Florida, Artaic Group will offer

a customized approach to the projects assigned by the HBCRA. Their scope of work will include, but is not limited to, the following:

- Project communications in collaboration with the HBCRA Project Manager
- Cost and schedule analysis
- Quality control and management
- Review of construction-related documents (including payment applications, change orders, RFIs, etc.)
- Design and construction oversight
- Construction staging
- Site monitoring

### **Current Situation:**

Since joining the HBCRA project management team, Artaic Group has identified project drawbacks, alleviated some of the HBCRA staff's workload, and provided experienced guidance for project completion.

Below is a chart of the housing projects assigned to Artaic Group detailing the status of the ongoing affordable housing projects that the HBCRA is working diligently to complete. While progress is being made, the projects have encountered some challenges. Recently, the HBCRA terminated a redevelopment agreement with one of its developers during construction. The agency is working with the HBCRA attorney, Artaic Group, and the COHB procurement department to address and resolve the project's ongoing issues.

<b>New construction (Modular units)</b>				
Property Address	Developer	# of Units	Status	Construction Cost
538 NW 6th Avenue	N/A	2	Construction	\$1,993,266
617 NW 4th Avenue	N/A	2	Construction	
610 NW 6th Avenue	N/A	2	Construction	
128-132 SE 2nd Ter	Investcom LLC	21	Permitting	\$6,410,241
Total				<b>\$8,403,507</b>

<b>HBCRA Rehab Projects</b>				
Property Address	Developer	#of Units	Status	Construction Cost
1016-1018 SW 8th Street	Juliana Enterprises LLC	2	Permitting	\$492,264
632 SW 6th Ter	TBA	2	Design	TBA
627-631 SW 6th Ter	TBA	6	Design	TBA
Total				<b>\$492,264</b>

It is essential for the HBCRA to find a long-term solution to address its staffing needs and to complete the ongoing affordable housing projects promptly. Extending the services of the Artaic Group, the HBCRA staff will gain the necessary support and expertise to deliver these projects efficiently and on time. Hiring an external consultant will not only supplement the funds allocated for an internal construction manager but will also yield cost savings by eliminating the need to pay benefits for a full-time employee while still ensuring access to the expertise required to successfully complete these projects.

The professional services agreement executed between HBCRA and Artaic Group in December is under the Executive Director's authority for a not-to-exceed amount of \$25,000 for construction management services. Given the scope and duration of the specific projects, the agency expects that the costs for the management firm will exceed the established \$25,000 limit before the end of the fiscal year. On May 15, 2025, John Bills, the principal owner of Artaic Group LLC, submitted a proposal for additional services at the request of HBCRA, for a not-to-exceed amount of \$100,000.

**Recommendation:**

HBCRA staff recommends that the HBCRA Board of Directors approve the attached resolution, authorizing the Executive Director to execute a new agreement for an amount not exceeding \$100,000 for extended construction management services as needed per Exhibit 2.

**Fiscal Impact:**

\$100,000

**Why Action is Necessary:**

Pursuant to Code of Ordinances, in accordance with Procurement Code Section 23-8, Exception to bid requirements, (5) Unique circumstances, Where the HBCRA Board of Directors finds unique circumstances to establish that competitive bidding is not in the best interest of the City; however, such purchases in excess of \$50,000.00 shall require a formal, written contract approved by the HBCRA Board of Directors.

Pursuant to the HBCRA By-Laws the HBCRA Board of Directors must approve all procurement of all goods and services in an amount more than \$50,000.

<b>PROPOSED ACTION:</b>
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Staff recommends that the HBCRA Board of Directors approve the attached resolution authorizing the Executive Director to execute a professional services agreement with the Artaic Group LLC.

<b>ATTACHMENT(S):</b>
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Exhibit 1 – Resolution

Exhibit 2 – Artaic Group proposal